

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, October 14, 2025 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Chairman Finkel called the meeting to order at 1:06 PM.

II. Roll Call

PRESENT

Lee Finkel

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

Staff: Erin Evashevski, David Lipovsky, Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. September 9, 2025

Motion to approve as amended.

Amendment was to add like for like to item C on page 2.

Motion made by Straus, Seconded by Olson.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

V. Adoption of Agenda

Motion to approve as submitted.

Motion made by White, Seconded by Straus.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

a. C25-066-078(H) Mary's Bistro Flat Roof Replacement

Lipovsky stated this was a like for like flat roof repair. The roof was in rough shape so it needed to be replaced. Motion to approve the Staff Report.

Motion made by Straus, Seconded by White.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

b. C25-019-079(H) Rybas Properties Flat Roof Replacement

Lipovsky stated this was a like for like flat roof replacement. Motion to approve the Staff Report.

Motion made by Straus, Seconded by White.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

IX. Old Business

None.

X. New Business

a. R125-004-080(H) Corrigan Siding Replacement

Neumann stated he did review this morning but did not get to Pereny. Neumann read the review aloud. Corrigan stated he had nothing to add but would answer questions. Motion to approve.

Motion made by Olson, Seconded by Straus.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

b. C25-025-085(H) Libby Verdes Enclose Existing Patio

Melanie Libby stated this is the end of the Verdes building that faces out to Main dock. No footprint changes are proposed. The vinyl awning is to be replaced with a roof structure. It will make it a more pleasing area to the entrance to the dock. The design is in character to the adjacent building. It looks to carry on the adjacent building instead of an abrupt change. Polzin stated they are trying to get rid of awning and extend the building and minimize the intrusion of the building in the space. The building will be on the exact same footprint. There will be no impact from the street. Polzin stated that on the dock, by dock building, it will not be blocking any open space. Neumann's concern was from the point of open space. He does agree with Polzin. The building is not historic but the open space is. There is a loss of open space from Main Street, with this addition. Libby stated that when they looked at the open space years ago, it was more the view from the street down to the water. This building would not impact that view. Neumann agrees with that statement. Polzin stated sheet R1.0 shows the view is not obstructed. The intent was to take away the blue tarp and make the building more invisible. Olson asked if Neumann considered

the open space obscured to the east bluff. The roof of the proposed building will be higher. Polzin stated the existing building is higher than the addition would be. It is not obscuring the view from the harbor. Lipovsky stated he likes the look of the proposed better than the existing. Porter stated with the existing view, it is already kind of blocked. Porter also agrees with Lipovsky. Porter asked about the paint color. Libby stated it will be painted to match the existing building. Motion to approve.

Motion made by Finkel, Seconded by White.

Voting Yea: Finkel, Straus, Porter, Schueller, White, Linn

Voting Nay: Olson

c. MD25-069-083(H) GHMI Twilight Fence

Gene Hopkins stated they would like to build a fence to improve visual street awareness and also to help control what goes in to that space. The fence is proposed to match the Windermere fence. It will help connect Main Street to Hoban. Neumann gave a favorable review. Motion to approve.

Motion made by Porter, Seconded by Olson.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

d. C25-001-086(H) Schunk Threads Building Window and Door Alteration

Lindsey Schunk proposed to reconfigure front of the store. The existing is a large window with a single door. The main points are to help increase traffic to the store, reduce congestion, and make it more comfortable for strollers and wheelchairs. The door currently opens in, instead of out. Overall improve the condition of the front wood and eliminate gaps. The store on either side have recessed doors. All trim work would be like for like. Schunk submitted an alternate proposal after reading Neumann's review. Neumann had concerns that an historic storefront would be altered. Neumann asked Clements for more detailed photos, and after seeing those, Neumann believes it appears to be original historic elements and is concerned with removing those elements. Neumann understands the functional request, but it would alter the distinctive features of the historic storefront. Schunk stated the alternate proposal is for a single door on the left side. Neumann stated he did not do a written review on the alternate but believes it is more appropriate. Neumann asked Schunk if she thinks the alternate proposal will provide more space and she does. Finkel asked Neumann if the alternate plan would get a favorable review. Neumann stated the historic elements would be lost, but it is more in keeping with what is there now opposed to the initial proposal. Olson asked Lipovsky about building codes. Lipovsky stated the door will have to swing out. He does like it for code and safety reasons. Finkel asked if there is any way to use the original materials. Schunk wasn't sure. Schunk stated the transoms will remain, but any other repairs would be like for like. Lipovsky stated he would be happy to look at the material and see if it could be used. White asked Neumann to review the standards that would still not be met with the alternate plan. Neumann stated standard 2, 3, and some areas in section 10. Evashevski asked Lipovsky if he felt he could determine if the old material could be used and he said yes. Evashevski asked if we should do that before moving forward. White asked if we table for review of materials, Neumann can do a review on the

alternate plan. Motion to table for material information and an updated review on alternate proposal.

Motion made by White, Seconded by Olson.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

XI. Public Comment

Jurcak asked about the maps of the historic districts. He noted the maps read "Potential". He also stated the Mission District map is still on the website. Evashevski thinks they will be updated with the new zoning updates. Pereny is to ask Adam Young.

XII. Adjournment

Motion to adjourn at 1:55 PM.

Motion made by White, Seconded by Finkel.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn



Lee Finkel, Chairman



Katie Pereny, Secretary